

MINUTES
Urban Development Committee
Sea-Tac Communities Plan

June 21, 1973

Chairman Bruce Mecklenberg called the meeting to order at 7:40 p.m. in the meeting room of the community office, 253 South 152nd Street, Burien.

In attendance were:

Patricia Miller
Charles A. Schuh
Harold Chaney
V. D. Cicco
Rosella Roff
Doug Swank
Donald A. Streck
Walter R. Gray
Beverlee Hendrickson
Mrs. H. M. Stoner
Bill Banks
Judy Sroufe
H. V. Jan Charnell
Fred Herb
Moorfield Storey, Jr.
Molly Huenefeld
Frank Ehle
Jean Pihlman
Howard N. Olsen
Dottie Harper
Eleanor Lee
J. M. Owens

R. E. Bethel
Helen Kludt
Elizabeth Smith
Irene Jones

Irv Berteig, King County Division
of Land Use Management
Marty Harper, Stevens, Thompson,
Runyan, Inc.
Jim Todd, Coordinator, EDC
George Saito, FAA
Marty Curry, Community Office
John Anthony, Community Office
Jan Klippert, King County Dept.
of Public Works
Art Yoshioka, Port of Seattle,
Dept. of Planning & Research
Donovan Tracy, Community Office

1. Following introductions, Mr. Irv Berteig of the King County Division of Land Use Management (co-sponsors with the Port of Seattle Department of Planning and Research in the Sea-Tac Communities Plan project) gave a brief explanation of problems in the Highline area that require official action. Mr. Berteig stated that provisions of the National and State Environmental Policy Acts requires thorough study of environmental impacts before governmental action can occur, or prior to changes in controls which permit extensive changes in private development. For this reason it was highly desirable that King County jointly work with the Port of Seattle in identifying impacts from Sea-Tac as well as from other urban development.

Mr. Berteig also stated that the Highline area has not been comprehensively studied since 1965 and that recent zoning cases, some of which have been brought on as a result of airport impacts, show the need for restudy. He went on to say that it was necessary to apply legal constraints (zoning, impact statements, etc.) in a consistent manner within a logical plan. Also the extent of resources (capital budget, the private development market) to implement such a plan must be recognized in the process.

The County's effort to work more closely with the community was cited through the EDC. Their direct link to the King County Executive and Council is useful means to getting people closer to the public officials.

2. Bill Banks of the White Center Community Council and Highline Community Council gave a presentation of the White Center Action Program and reviewed the results of a community opinion survey which was undertaken in February. With the assistance of the University of Washington's Division of Community Development, the community organized and prepared a survey, and defined the area to be surveyed. Of the 8901 homes in the area defined, 2128 were contacted. 79% completed surveys; 17% refused; 4% were not home and 1% were vacant. Students from Evergreen High School were also surveyed to compare their opinions with the adult population.

With the aid of an overhead projector, Mr. Banks touched on some of the highlights of the survey's findings (a complete copy of the survey results are attached to the official copy of the minutes). Generally, those people in unincorporated White Center have little desire to annex to Seattle, but feel local government response is poor. 69% of Evergreen students thought there is a drug problem. General response indicated that it is felt street maintenance, animal control, flood damage control and public transportation are not satisfactory. However, only a small percentage were willing to pay for flood control. Beautification and clean-up were considered very worthwhile. The Council has undertaken one clean-up drive and plans another one for September.

Follow-up to the survey has led to the formation of the White Center Community Council - Marty Taylor was elected as its first president. Mr. Banks concluded by saying that the big question for the Council and White Center is "is there sufficient leadership and desire to bring about some desired changes?" This type of a survey method might be considered by the Urban Development Committee as a way to find out what Highline residents feel are problems in their area.

3. Dr. Marty Harper of Stevens, Thompson and Runyan, Inc. (STR), water consultants to the Sea-Tac Communities Plan presented and discussed the water quality and drainage study. Dr. Harper explained that the purpose of the study is to characterize existing and potential water problems, to propose ways to remedy existing problems and to prevent future problems. The following steps of the study were discussed with the aid of a flip chart: program design (1 mo.), data collection and analysis (11 mo.), alternatives for creek rehabilitation (2 mo.), analysis and evaluation of alternatives (1 mo.) and development and documentation of preferred plan (1 mo.).

Dr. Harper defined their role as one in which community people determine what needs to be done and STR could determine what technical requirements were necessary to achieve these actions. Mrs. Lingwood (CH3-5873) residing in the vicinity of 176th and 1st Ave.

was recommended by a committee member as a good community contact pertaining to creek history and problems. Dr. Harper was asked whether existing plans would be changed, particularly the holding lagoons. His response was that if something is identified which contributes to the problem, they would recommend to change it.

4. Irv Berteig was introduced again to outline the County's community planning program. Irv stated that the role of government in planning is largely coordination and to assure that things go on in a logical manner. He agreed that the County has not been terribly successful in Highline, but that the development of a 'middle plan' for the area should greatly improve the situation.

Mr. Berteig explained the County's comprehensive plan saying that it is only general policy developed in 1964 primarily to guide zoning decisions. However, it has been amended since then to deal more with capital improvements. The 'middle plan' idea was then contrasted to the comprehensive plan. In 1970-71 the planning staff prepared a middle plan, or shorter range plan, as an experiment in the Bear Creek area, which is northeast of Redmond. The plan attempts to better predict conditions for a shorter future, perhaps 6-10 years, and develops more specific concepts or policies for a smaller and more homogenous area. This type planning relates much better to the needs and desires of the people of an area than does the general comprehensive plan. The preparation and adoption of such a plan for Highline as official County policy is the intended outcome of the Sea-Tac Communities Plan project.

When asked by the committee whether the political body can change such a plan, Mr. Berteig stated that it was possible, but less likely if it had been developed with the participation of the community and the EDC. In response to a concern by a committee member that the common cry is that we've done all this before, Irv stated that it had been only through the general plan and zoning studies and not as a total plan focussing just on this area.

5. Proposed redrafting of the original grant goals was presented by Eleanor Lee who is a member of the project's Policy Advisory Committee (PAC) representing the EDC. Eleanor will be the committee's liaison with PAC. She stated that while the grant goals were understandable to lawyers and planners and may have been good enough to get the grant, they need to be translated in order to be readily understandable to the community. She passed out to each member a proposed draft she had prepared (attached to the official copy of the minutes).

After some discussion, it was decided that members should review the draft individually and mail or phone in any revisions to the community office or attend a meeting on Wednesday evening, 7:30 p.m., June 27th, at the office to discuss them further and to compare them with the original goals.

6. A discussion of videotape productions of the project's environmental and planning studies was conducted by Marty Curry of the community office. Marty stated that funding had been approved for the filming and production of programs for use by the committee in presenting and discussing the studies with the broader community, possibly through the Community Schools (Adult Education) Program of the Highline School District. Four programs would be produced on the Noise, Air Quality, Water and Land Use Planning studies. The real need for the programs is to better communicate the consultant's work by showing examples of equipment and work in the field. It was felt that careful review of the program's scripts was necessary to assure that they effectively communicated to the layman. Marty solicited the help of a committee task force to assist on the water and land planning programs.

7. Chairman Mecklenberg called for volunteers to work on various working task forces of the committee. Those volunteering were:

1-Videotape programs	Bill Banks, Patricia Miller Helen Kludt, J.M. Owens
2-Community opportunities and concerns	Irene Jones, Rosella Roff, R.E. Bethel, Elizabeth Smith, Chuck Schuh
3-Water and creek aesthetics	Helen Kludt, J.R. Burke (deferred initially as part of videotape program)
4-Visual survey	deferred until next meeting
5-Data collection (community based)	deferred until next meeting
6-Administrative	Bruce Mecklenberg, Don Streck, Hal Chaney, Chuck Schuh, Fred Herb, Eleanor Lee, Judith Sroufe
7-Air transportation committee liaison	Judith Sroufe, Irene Jones

The committee concurred with chairman Mecklenberg's request that Chuck Schuh of the Highline Community Council serve as co-chairman. The committee also concurred that a roster should be prepared and sent to all members.

The meeting was adjourned at 10:40 p.m.